

BURNS, MARLENE

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**From:** Wisneski, Brenda  
**Sent:** Tuesday, September 17, 2013 7:40 AM  
**To:** Burns, Marlene  
**Subject:** FW: Request to the LUE Amendment Committee for additional residential replacement units in the Airport Area  
**Attachments:** 20130916170738452.pdf; 2013.09.16 Lyon letter to LUE Amendment committee.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Here's another.

-----Original Message-----

**From:** Carol McDermott [\[mailto:carol@eallci.com\]](mailto:carol@eallci.com)  
**Sent:** Monday, September 16, 2013 5:54 PM  
**To:** Selich, Edward; Wisneski, Brenda  
**Cc:** Ramirez, Gregg  
**Subject:** Request to the LUE Amendment Committee for additional residential replacement units in the Airport Area

Ed and Brenda: once again, I must ask you to forward this additional request to the Committee for their discussion tomorrow. I realize this item is not agendized, so I am hoping for the opportunity to address the committee on this item under the "Public Comments on Non-Agendized items" section of the agenda. Thank you very much. cmmc

Carol Mentor McDermott, AICP  
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September 16, 2013

Mr. Ed Selich, Chairman  
Land Use Element Advisory Committee  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92657

Attn: Brenda Wisnewski

Re: Request for an increase in the Residential Unit cap in the Airport Area

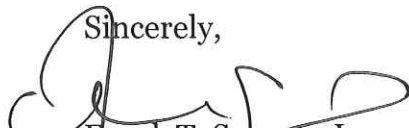
Dear Chairman Selich and Ms. Wisnewski:

We are the owners and under contract to acquire a majority of the property and buildings in the 19+ acre parcel known as Newport Corporate Plaza, bounded by Von Karman, Birch, Campus and Teller in the Airport Area. (See attached aerial of the property outlined in red.) We are undertaking a major effort to begin the entitlement of the property for a mixed use development of residential, office, retail and possibly a hotel all of which will be replacement development. Because we have been made aware of the Land Use Element Amendment process currently underway, we recognize that it is important to insure the adequacy of the residential units in this Statistical Area, L4. We are also aware of a number of residential projects currently being prepared for submittal to the city. As a result, we are hereby requesting your support for an increase of 700 units to the current unit cap. This request does not include any increase in the number of trips to accommodate the proposed development at this time.

As you know, Lyon Communities has been located in Newport Beach for over 25 years. Many Lyon Communities employees both work and live within the City, so you can be well aware of our commitment to making sure that any of our proposals utilize the most current and high-level planning concepts while maintaining Newport Beach's unrivaled quality of life.

We appreciate your review of this request and look forward to a positive recommendation to the LUE Amendment Committee. We thank you for your efforts to work with us to address this important opportunity.

Sincerely,



Frank T. Suryan, Jr.  
Chairman & CEO

Attachment

Cc: Gregg Ramirez, City of Newport Beach  
Woodie Tescher, The Planning Center  
Carol McDermott, Government Solutions, Inc.



